



FIRST INDUSTRIAL REALTY TRUST, INC.
330 Washington Boulevard
Suite 509
Marina del Rey, California 90292
310/827-6445
Fax 310/827-6450

September 21, 1999

RE: New Ownership

Dear Tenant,

I am very pleased to announce that the sale of your property was finalized on September 2, 1999. At this time I would like to provide you with information on your new owner and answer a few commonly asked questions that occur as a result of the sale.

The new owner is Carlyle/FR South Bay LLC, this is a partnership between First Industrial Realty Trust Inc and Carlyle Pension Fund. First Industrial will handle the management of your property. First Industrial is a nationwide real estate investment trust that owns and operates approximately 70 million square feet of industrial buildings throughout the nation. For more information on First Industrial visit our website at: www.firstindustrial.com.

Tenants often have questions and concerns following the sale of a building. Below I would like to address some commonly asked questions.

Who do I make my rent checks out to and where should I send them?

Rent checks are payable to: Carlyle/FR South Bay LLC

Please mail checks to: Carlyle/FR South Bay LLC
File 56070
Los Angeles, CA 90074-6070

Note: All September rent checks paid to the previous owner were forwarded to the correct address



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Who is my property manager and how do I contact him/her?

We are pleased to inform you that the management of your property will be shared between (Christian Ksieski / Noelle Rivas). They are now an employees of First Industrial Realty Trust, Inc.. Christian Ksieski or Noelle Rivas are available for any questions and concerns you may have. Christian new number is (310) 827-6445 ext201 or Noelle's Ext 203

Is my lease affected and will my rent increase?

Your lease is not affected by the sale. The terms of your lease will remain the same and your rent will only increase per the terms of your contract.

First Industrial anticipates a very smooth transition period during the transfer of ownership. Each of our employees will work extremely hard to insure that you receive the same high quality of service you are accustomed to. We look forward to having a productive and helpful relationship with each of our tenants. Should you have any questions or require any additional information please contact (Christian Ksieski) at (310) 827-6445 ext. 201.

(Noelle Rivas) at (310) 827-6445 ext 203

Sincerely,

First Industrial Realty Trust, Inc.